



HOUSING NEEDS

INTRODUCTION

The need for housing exists for anyone who does not have adequate shelter. The characterization of adequate shelter can be subject to many different elements, ranging from the quality of the facility to the housing cost. In that context, this section describes the City and community's estimate of housing needs for the ensuing five-year period.

Five-Year Projected Needs for Housing

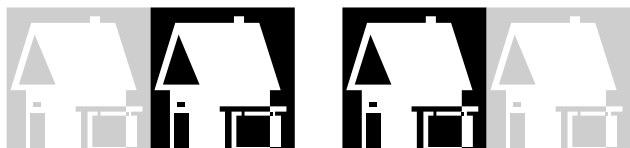


The City of Falls Church is growing. According to data from the Metropolitan Washington Council of Governments Round 6.3 Cooperative Forecasts, population projections through the year 2010 include an increase of total City households between 0.1 % and 0.3%. Overall, the City is expected to see a 7% increase in the number of households between years 2005 and 2010. However, these forecasts were made prior to the mixed-use construction boom in the City that began in 2003. Historically, the City has seen a decrease in the average household size during the decades when the household population increases.

Employment-Generated Housing Need

Increase in Jobs does not match increase in Housing Stock

The condition of the economy is a good criterion to determine the need for affordable housing within the City. Between 2005 and 2010, the number of jobs in Falls Church City is expected to increase from 9,500 to 10,000 (0.5% increase). It is expected that the increase in jobs will bring an increased demand for affordable housing; both inside and outside of the City. According to the 1998 to 2002 "At Place Employment by Industry Sector" data from the Virginia Employment Commission (VEC), the primary industry sector in the City of Falls Church is government (federal, state, and local). The majority of jobs in the City are from the public (government) sector; the next largest sectors are health care, retail, and technical/professional services, respectively.



Community Input on Housing Needs

Affordable Rental Housing is Greatest Housing Need

Housing helps solidify communities and the City solicited the community's input on what the specific housing needs were for Falls Church residents and persons who will move to the City. During the July, 31, 2004 Community Needs Forum, community members identified the following housing needs:

- Rental housing for low- and moderate-income households
- Look beyond borders for solution to housing needs
- Housing services for households at-risk for losing housing (e.g., renters, elderly homeowners)
- Consistent funding of City's affordable Housing Fund as seed capital for development of affordable housing
- Greatest need for affordable housing for households earning between 40% and 60% of median income for both rental and homeownership

The next sections of this report provide additional data and analysis on the City's housing needs.



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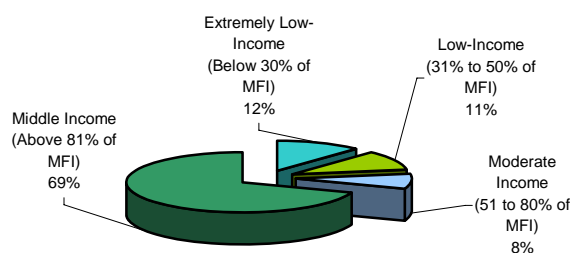
HOUSING NEEDS OF RENTERS

Housing Affordability

One of every ten renters is an extremely low or low-income household.

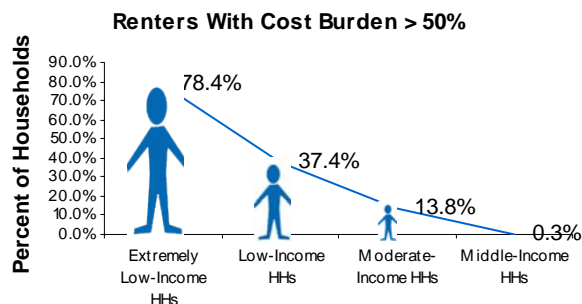
The Comprehensive Housing Affordability Study (CHAS), a partnership between the U.S. Department of Housing & Urban Development and the U.S. Bureau of the Census, estimated that there were 1,700 renters in the City of Falls Church in 2000. Within that group, approximately 383 households (23%) had incomes below 50% of the HUD area median income, and 204 (12%) had incomes below 30% of the area median income. Approximately, one of every ten renters is an extremely low or low-income household. In contrast, 1,179 renters (69%) are middle-income or higher-income households.

Renter Households by Income Group



Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000, "Housing Problem Output for All Households." <http://socds.huduser.org>

** Please see Appendix D for the complete definition of HUD Area Median Income



Source: U.S. Department of Housing & Urban Development State of the Cities Database CHAS Data 2000, "Housing Problem Output for All Households." <http://socds.huduser.org>

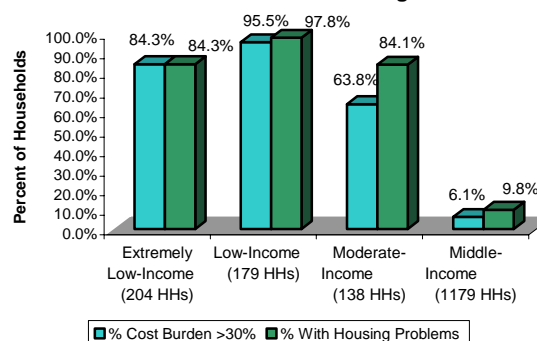
¹ As defined by the CHAS 2000 Data Report, the term "housing problems" includes households who are cost burdened; persons whose homes are overcrowded (more than 1 person per room); or persons whose homes lack adequate kitchen facilities.

Housing Burden

Extremely low-income households have the highest housing cost burdens

The importance of income in the discussion of housing is to understand whether a household is considered "cost burdened." A household is considered cost burdened if it pays more than 30% of its income for housing costs, which include rent and utilities. A household is experiencing *severe cost burden* if its housing costs exceed 50% of its income. According to the CHAS 2000 report, 84.3% of all extremely low-income renter households have a cost burden; 78.4% have severe cost burdens.

Renters w/ Cost Burden & Housing Problems



Source: U.S. Department of Housing & Urban Development State of the Cities Database CHAS Data 2000, "Housing Problem Output for All Households." <http://socds.huduser.org>

The renter households with the greatest housing problems¹ are those with the lowest incomes and the largest housing cost burden. As the above diagram demonstrates, low-income renters have the highest percentage of cost burden and housing problems. Approximately 95.5% of all low-income renters have a cost burden and 97.8% have housing problems. Comparatively, moderate-income renters have a lower percentage of cost burdens, but still have a high percentage (84%) of households with housing problems. The common housing problem among all renters in the City is the housing cost burden; one out of every 10 renters in the City is paying more than 50% of their monthly income for housing expenses.



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Affordable Rental Housing Supply

For every one unit of affordable rental housing, there are two extremely low-income households.

The high number of households with cost burdens is largely a function of the supply of affordable housing. The table below illustrates that for every one unit of affordable rental housing, there are two extremely low-income households. All except the moderate-income households are experiencing difficulty finding units and units within the affordable rent ranges. The moderate-income households have a surplus of over 800 affordable units available to them. The group with the highest deficit of affordable housing units is the middle and upper income renters.

The huge volume of units affordable to moderate income households compensates for the shortage of affordable units in the other income ranges, leading to an overall surplus of 109 affordable units in the City. However, this probably means that low and extremely low households are renting units beyond their price range, which likely results in a rent burden for most of these households. Hence, there is severe competition for rental housing among all income groups.

Affordable Rental Housing Stock (by income category)

| Household Income Category | Households | Affordable Units | % Units Affordable | Gap/Surplus Housing Units |
|---------------------------------|------------|------------------|--------------------|---------------------------|
| Extremely Low-Income Renter HH | 204 | 97 | 5% | -107 |
| Low-Income Renter HH | 179 | 130 | 7% | -49 |
| Moderate-Income Renter HH | 138 | 1013 | 55% | 875 |
| Middle & Upper-Income Renter HH | 1179 | 569 | 31% | -610 |

Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000, "Affordability Mismatch Output for All Households." <http://socds.huduser.org>

Renter Household Needs by Household Type

While an analysis of affordable rental housing needs in the City provides depth to future housing policies, the analysis must also consider the demographic characteristics of the population that will be housed. The section will analyze the housing needs of elderly, non-family, small family, large family, and minority renter households.

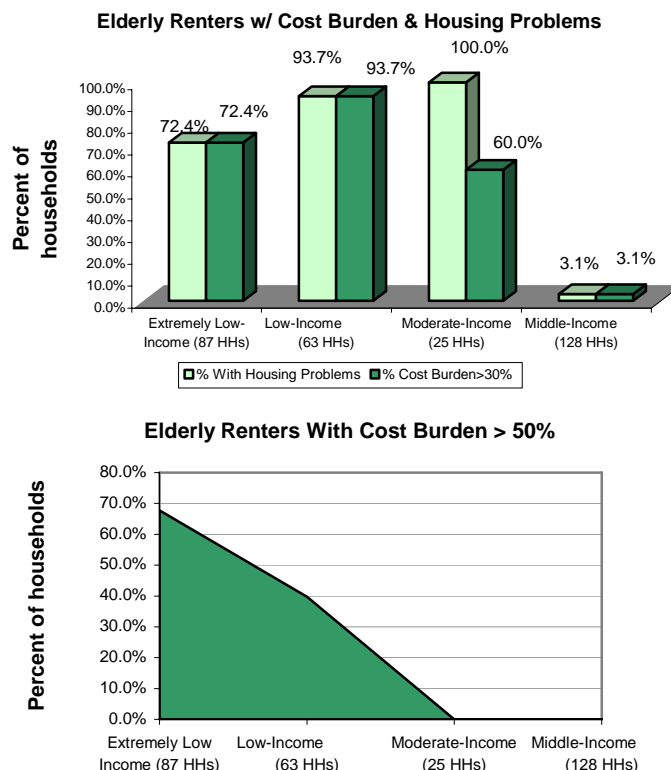


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Elderly Renters

Both low- and moderate-income elderly renter households have housing cost burdens.

There are 303 households headed by a person age 62 years or older that are renting a home in the City and 175 of those are households with moderate-incomes. As noted in the charts on the right, extremely low-income elderly renter households face the most severe housing cost burdens, where close to 70% of these renters is paying more than 50% of their income for rent. All moderate-income elderly renters experience a housing problem and nearly 2/3 of these households are paying more than 30% of their income for rent.



Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000, "Housing Problem Output for All Households." <http://socds.huduser.org>

Non-family renters

Non-family, non-elderly households (single individuals or unrelated individuals living together) are the largest group of renters in the City of Falls Church. There were 767 non-family renter households and the majority (78%) are in the middle and upper income bracket. Comparatively, non-family renters have the smallest percentage (22.7%) of households with housing problems. The primary housing problem for this group is having a cost burden greater than 30% of their monthly income. Further, among those non-family renter households with a housing cost burden, 11.9% of them have severe housing cost burdens. Similar to other household groups, the extremely low and low-income non-family renters have the highest percentage of cost burden and housing problems. kjkj

Non-family Rental Households with Cost Burden & Housing Problems

| Category | Non-family Households | | | |
|----------------------|-----------------------|----------------------|---------------------|---------------------|
| | Total | % w/Housing Problems | % Cost Burden > 30% | % Cost Burden > 50% |
| Extremely Low Income | 56 | 92.9% | 92.9% | 85.7% |
| Low-Income | 45 | 100.0% | 100.0% | 44.4% |
| Moderate-Income | 68 | 79.4% | 79.4% | 27.9% |
| Middle-Income | 598 | 3.8% | 3.2% | 0.7% |
| Total | 767 | 22.7% | 22.2% | 11.9% |

Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000, "Housing Problem Output for All Households." <http://socds.huduser.org>



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Small & Large Family Renters

Every low-income small and large family renter household experiences housing problems.

In 2000, there were 545 small family renter households (2 to 4 members) within the City; more than one-third of these households experienced housing problems (i.e. overcrowding, a cost burden greater than 30% of income, and/or without complete kitchen or plumbing facilities). The housing problems among small family renters is most pronounced among low-income families: all 53 small family rental households were paying more than 30% of their monthly income for housing costs.



There are few large family (5+ members) renters in the City, but large family renters have the greatest incidence of housing problems. As of 2000, there were 85 large family renters and 54.1% experienced housing problems and 37.6% had a cost burden greater than 30 percent. The high incidence of housing problems among large family renters is attributable to the lack of rental housing with sufficient bedrooms to accommodate families of this size. The housing choices for these households are primarily limited to the 56 3-bedroom units in multifamily apartments and single-family home rentals. This phenomenon is illustrative: there are no extremely low-income large family households in the City and the majority (63%) of large family renter households are in the middle and upper income bracket.

While 48.4% of “small family” renters with moderate incomes have a housing cost burden; 74.2% of the households are experiencing some housing problem. For “large family” moderate-income renters, 100% of these households experience housing problems, but only 28.6% have a housing cost burden.

Small & Large Family Rental Households with Housing Problems

| Category | Small Related Households | | | | Large Related Households | | | |
|----------------------|--------------------------|--------------------|--------------------|--------------------|--------------------------|--------------------|--------------------|--------------------|
| | Total | % Housing Problems | % Cost Burden> 30% | % Cost Burden> 50% | Total | % Housing Problems | % Cost Burden> 30% | % Cost Burden> 50% |
| Extremely Low Income | 61 | 93.4% | 93.4% | 86.9% | 0 | 0.0% | 0.0% | 0.0% |
| Low-Income | 53 | 100.0% | 100.0% | 34.0% | 18 | 100.0% | 77.8% | 22.2% |
| Moderate-Income | 31 | 74.2% | 48.4% | 0.0% | 14 | 100.0% | 28.6% | 0.0% |
| Middle-Income | 400 | 18.8% | 8.8% | 0.0% | 53 | 26.4% | 26.4% | 0.0% |
| Total | 545 | 38.2% | 29.4% | 13.0% | 85 | 54.1% | 37.6% | 4.7% |

Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000, “Housing Problem Output for All Households.” <http://socds.huduser.org>



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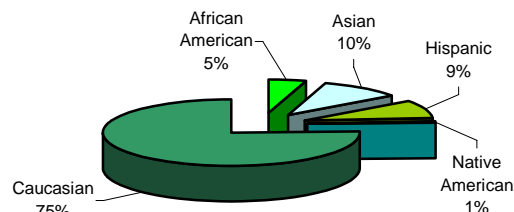
Minority Households

Minority renter households have the highest incidence of housing problems

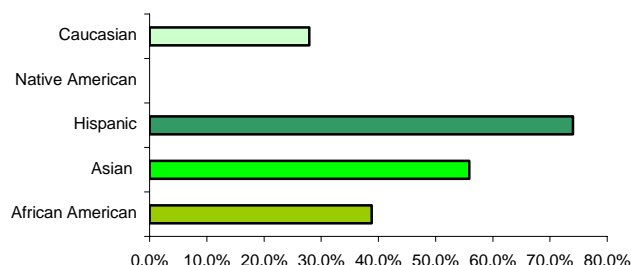
According to the Comprehensive Housing Affordability Study (CHAS), there were 1,730 renter households that were identified by racial composition in the City of Falls Church. Within this renters group, 24% of these households were minority renters. Further, the largest population of minority renters was Asian households (10.3%), followed by Hispanic (8.6%) and African American (4.6%) households. When compared with all renter households, minority households were more likely to have housing problems (cost burden, overcrowding, or lack complete kitchen or plumbing facilities). Out of all the renters, Hispanic renters have the highest percentage (74%) of housing problems.

Minority households have higher percentages of low and extremely low-income households within the specific ethnic group. As shown in the table below, less than 20% of the Caucasian households have low incomes. The majority (55.2%) of Hispanic households have incomes below the moderate-income level. However, the majority of extremely low-and low-income households are White/Caucasian. Among the minority groups, the highest percentages of extremely low-and low-income households are Hispanic renters.

Renter Households by Ethnicity/Race



Renter Households w/ Housing Problems by Ethnicity



Source: U.S. Department of Housing & Urban Development State of the Cities Database CHAS Data 2000, "Housing Problem Output for All Households." <http://socds.huduser.org>



Renter Households by Ethnicity/Race & Income

| Category | Caucasian | | African American | | Asian | | Hispanic | | Native American | |
|----------------------|-------------|---------------|------------------|---------------|------------|---------------|------------|---------------|-----------------|---------------|
| | Total | Percent | Total | Percent | Total | Percent | Total | Percent | Total | Percent |
| Extremely Low-Income | 114 | 8.7% | 16 | 20.0% | 45 | 25.1% | 35 | 22.7% | 0 | 0.0% |
| Low-Income | 109 | 8.3% | 19 | 23.8% | 20 | 11.2% | 50 | 32.5% | 0 | 0.0% |
| Moderate Income | 120 | 9.2% | 0 | 0.0% | 15 | 8.4% | 15 | 9.7% | 0 | 0.0% |
| Middle Income | 964 | 73.8% | 45 | 56.3% | 99 | 55.3% | 54 | 35.1% | 10 | 100.0% |
| Total | 1307 | 100.0% | 80 | 100.0% | 179 | 100.0% | 154 | 100.0% | 10 | 100.0% |

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 3



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Overcrowding

There is limited data on the extent of overcrowding in the rental housing stock in the City. However, the data on housing problems suggests that there are a significant number of renters who are experiencing housing problems related to overcrowding. Further, among the low and moderate-income households that participated in the City's 2005 rental assistance program, 23% were living in overcrowded housing during the initial application period.

The City's housing stock inadequacy may contribute to overcrowding among renter households. The average household size in the City is 2.3 persons. However, there are more one-bedroom units within multifamily buildings in the City than any other bedroom size. As the table illustrates below, only 32% of rental units are two bedroom and less than 14% are three bedroom or more. In addition, the two bedroom units have a high occupancy rate at 96.6% and three bedroom or more units have no vacancy in the city.

Affordable Rental Units

The City's stock of market-rate affordable rental housing is primarily concentrated in multifamily buildings. The chart at the bottom of the page illustrates the number of market-rate affordable units using 2000 Census data. As evident from the chart, the City has a shortage of affordable units for households with incomes below \$34,000. A large percentage of the affordable units have rents at \$1,250 or above and could only be affordable to households with incomes over \$35,000.

Table: Rental Units by Bedroom Size & Occupancy

| Bedroom Size | Rental Units | | | | |
|---------------|--------------|-------------|-------------|-----------|--------------|
| | # | % | Occupied | Vacant | % Occupancy |
| Zero to One | 1004 | 54.6% | 929 | 75 | 92.5% |
| Two | 580 | 31.5% | 560 | 20 | 96.6% |
| Three or more | 255 | 13.9% | 255 | 0 | 100.0% |
| Total | 1839 | 100% | 1744 | 95 | 94.8% |

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 3

The City's affordable rental stock includes three buildings owned by nonprofit or for-profit partnerships that are committed to or required to offer lower rents. Collectively, these developments provide 200 units of housing that are affordable to households earning no more than 60% of the HUD area median. The complexes include one 96-unit Low-Income Housing Tax Credit Property rehabilitated in 1996, an 80-unit HUD Project Based Section 8 development for persons who are elderly and/or disabled, two quad-plex apartment buildings owned by a nonprofit affordable housing developer, and 18 beds at an assisted living facility that are specifically designated for elderly and/or disabled low- and moderate-income persons.

Rental Housing Stock by Affordability

| Household Income (2000 Census Data) | Renters | % Renters | Affordable Rent | # Units with Affordable Rents | % of Units Affordable |
|-------------------------------------|---------|-----------|-----------------|-------------------------------|-----------------------|
| Less than \$5,000 | 60 | 3% | \$ 125 | 41 | 2% |
| \$5,000 to \$9,999 | 72 | 4% | \$ 250 | 51 | 3% |
| \$10,000 to \$14,999 | 66 | 4% | \$ 375 | 0 | 0% |
| \$15,000 to \$19,999 | 60 | 3% | \$ 500 | 12 | 1% |
| \$20,000 to \$24,999 | 104 | 6% | \$ 625 | 28 | 2% |
| \$25,000 to \$34,999 | 133 | 8% | \$ 875 | 367 | 21% |
| \$35,000 to \$49,999 | 332 | 19% | \$ 1,250 | 948 | 54% |
| \$50,000 to \$74,999 | 447 | 25% | \$ 1,875 | 128 | 7% |
| \$75,000 to \$99,999 | 181 | 10% | \$ 2,500 | 192 | 11% |
| \$100,000 to \$149,999 | 207 | 12% | | | |
| \$150,000 or more | 105 | 6% | \$ 3,750 | | |
| Total: | 1,767 | 100% | | 1767 | |

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 3



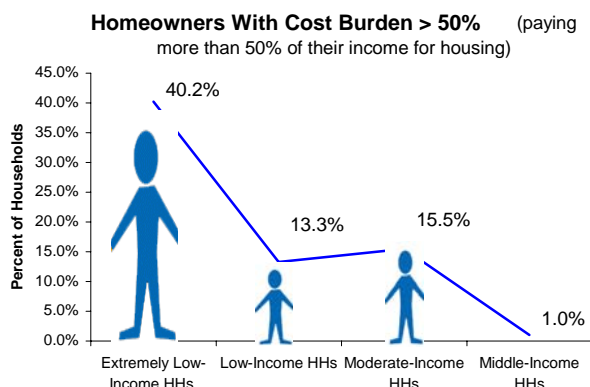
HOUSING NEEDS

HOUSING NEEDS OF OWNERS

Homeownership Affordability

Extremely low-income homeowners are twice as likely to experience housing problems as low-income homeowners.

Homeownership provides an opportunity for families to build wealth and often removes the housing cost burden experienced by renter households. Unlike renters, homeowners cannot receive mortgage financing if the mortgage presents a cost burden. However, life factors (e.g., births, loss of employment, retirement) may result in families experiencing housing problems after home purchase. The term *affordable housing* has varied meanings, but the consistent benchmark is that “affordability” is defined as paying no more than 30% of income for principal, interest, taxes and insurance (PITI) for for-sale housing.

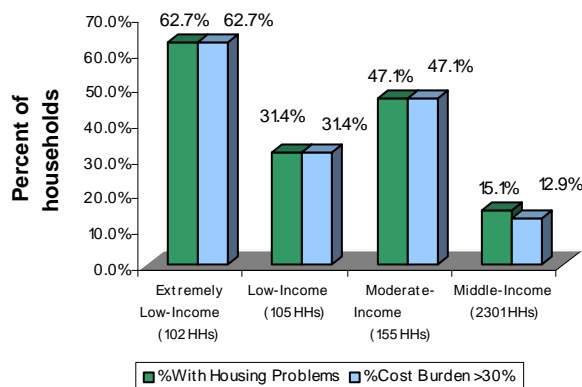


Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000, “Housing Problem Output for All Households.” <http://socds.huduser.org>

Overcrowding

Similar to the rental housing stock, there is limited data on the extent of overcrowding for homeowners in the City. It appears that overcrowding may not be an issue for homeowners since there are adequate numbers of larger units for homeownership. As the table on the right demonstrates, 96.7% of the owner units have two or more bedrooms and only 3.3% of units are one bedroom or less. However, not many of these larger units are available; the overall occupancy rate for homeowner units is extremely high at 98.8%.

Homeowners w/ Cost Burden & Housing Problems
(not living in affordable housing and have housing problems)



Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000, “Housing Problem Output for All Households.” <http://socds.huduser.org>

Using data from the 2000 CHAS report, 19% of all owner households experienced housing problems; 17.5% experienced a housing cost burden, and 3.8% experienced a severe cost burden. Extremely low-income homeowners have the highest percentage of households with housing problems, followed by moderate-income homeowners. Comparatively, extremely low-income homeowners are twice as likely to experience housing problems than low-income homeowners, while moderate-income homeowners are three times more likely to have housing problems than homeowners with middle incomes.

Owner Units by Bedroom Size & Occupancy Status

| Bedroom Size | Owner Units | | | | |
|---------------|-------------|-------------|-------------|-----------|--------------|
| | # | % | Occupied | Vacant | % Occupancy |
| Zero to One | 88 | 3.3% | 84 | 4 | 95.5% |
| Two | 405 | 15.1% | 386 | 19 | 95.3% |
| Three or more | 2182 | 81.6% | 2172 | 10 | 99.5% |
| Total | 2675 | 100% | 2642 | 33 | 98.8% |

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 3



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Elderly homeowners

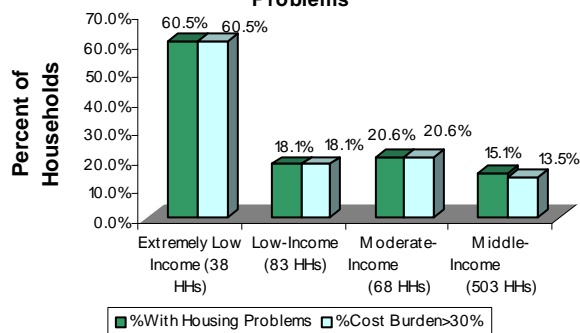
The incidence of cost burden among elderly homeowners is the lowest of all groups (i.e., small families, large families, non-family households). Within the elderly homeowner population, the majority of extremely low-income households are experiencing housing problems and cost burden. Overall, among 692 elderly homeowners; approximately 12.3% have housing problems and 3.2% have a severe cost burden. Further, the majority of all elderly homeowners are in the middle and upper income bracket.

Minority homeowners

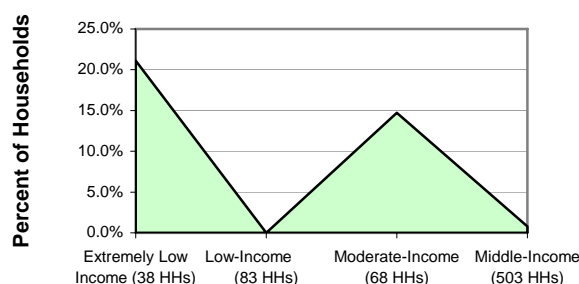
Based on the CHAS data, minority homeowners made up only 7.7% of the population. The minority homeowners included Asian households (3.4%), followed by Hispanic (3.2%) and African American (1.1%) households. When compared with all homeowners, minority households were more likely to have housing problems (cost burden or overcrowding). Asian homeowners have the highest percentage (36.3%) of housing problems. When compared with all homeowners, minority households were more likely to have housing problems (cost burden or overcrowding). Asian homeowners have the highest percentage (36.3%) of housing problems.

Unlike minority renters, a greater portion of minority homeowners has moderate and middle-incomes as shown in the table below. In comparison, Caucasian homeowners have the highest percentage of households with middle incomes followed by African-American at 85.7% and Asian at 75.8%.

Elderly Homeowners w/ Cost Burden & Housing Problems



Elderly Homeowner With Cost Burden > 50%



Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000, "Housing Problem Output for All Households." <http://socds.huduser.org>

Homeowners by Ethnicity w/ Housing Problems

| Owner Households | Total HH | % of HHs | % HHs w/Housing Problems |
|------------------------|--------------|---------------|--------------------------|
| Black/African American | 28 | 1.1% | 0.0% |
| Asian | 91 | 3.4% | 36.3% |
| Hispanic | 86 | 3.2% | 30.2% |
| Native American | 0 | 0.0% | 0.0% |
| White/Caucasian | 2,443 | 92.3% | 18.7% |
| Total | 2,648 | 100.0% | |

Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000, "Housing Problem Output for All Households." <http://socds.huduser.org>

Homeowners by Ethnicity Race and Income

| Category | Caucasian | | African American | | Asian | | Hispanic | | Native American | |
|----------------------|-------------|---------------|------------------|---------------|-----------|---------------|-----------|---------------|-----------------|-------------|
| | Total | Percent | Total | Percent | Total | Percent | Total | Percent | Total | Percent |
| Extremely Low-Income | 99 | 4.1% | 0 | 0.0% | 0 | 0.0% | 8 | 9.3% | 0 | 0.0% |
| Low-Income | 94 | 3.8% | 0 | 0.0% | 8 | 8.8% | 4 | 4.7% | 0 | 0.0% |
| Moderate Income | 125 | 5.1% | 4 | 14.3% | 14 | 15.4% | 12 | 14.0% | 0 | 0.0% |
| Middle Income | 2125 | 87.0% | 24 | 85.7% | 69 | 75.8% | 62 | 72.1% | 0 | 0.0% |
| Total | 2443 | 100.0% | 28 | 100.0% | 91 | 100.0% | 86 | 100.0% | 0 | 0.0% |

Source: U.S. Department of Housing & Urban Development, State of the Cities Database CHAS Data 2000, "Housing Problem Output for All Households." <http://socds.huduser.org>



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Homeownership

Homeownership rates in the City have been historically high (60.6%) despite an increasingly costly and aggressive housing market. The homeownership rate is expected to increase, as the only new development approved and proposed in the City has been ownership units. There has not been any new rental housing development in the City since the early 1960s.



First Time Homeowners

The increase in residential development is an opportunity to increase first-time homebuyers in the City and thus make additional rental units available. Using data from the 2000 CHAS Report, there are 40 moderate-income non-elderly households that are not currently experiencing a housing cost burden. These households, barring other credit factors, would be able to obtain a mortgage. However, there is a limited supply of affordable homes in the City and the new development expected between 2004 and 2007 (new construction condominiums) will be priced higher than what these households can afford.

Affordable Homeownership Housing Stock

There are approximately 2,144 owner-occupied units in the City. The graphic below illustrates the number of homes in the City that are affordable to low-and moderate-income households. The data uses 2004 assessed values for homes within the City and uses the 2004 4-person HUD median income limits for low-, moderate-, and middle-income households.



Homes selling for \$179,000 or less are affordable to moderate-income households. The table on the right illustrates the homes available in the existing housing stock as of 2004. It is important to note that the table uses assessed values, which are not indicative of the sale price and in aggressive seller-markets, assessed values are significantly lower than the price of the home.

2004 Average Home Assessed Values

| Type | Units in City | Average Assessment |
|-----------------------------|---------------|--------------------|
| Detached House | 2350 | \$527,026 |
| Attached Townhouse | 566 | \$449,996 |
| Multi-family (condominiums) | 564 | \$191,435 |

Source: City of Falls Church Real Estate Assessor 2004



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The chart below provides information from the 2000 Census and indicates the number of units affordable by analyzing *only* the housing with prices that were *within the specific income range* of renter households. The chart below presumes that households who could afford lower priced units would not purchase them and would instead purchase the maximum amount they could afford.

Renters in City by Income Compared to Number of Affordable Homes

| Household Income (2000 Census Data) | Renters | % Renters | Affordable Home Price for Renters | # Homes with Affordable Sales Prices (as of 2000) | % of Homes Sold Affordable |
|-------------------------------------|--------------|-------------|-----------------------------------|---|----------------------------|
| Less than \$5,000 | 60 | 3% | \$ 0 | 0 | 0% |
| \$5,000 to \$9,999 | 72 | 4% | \$ 0 | 0 | 0% |
| \$10,000 to \$14,999 | 66 | 4% | \$ 22,131 | 0 | 0% |
| \$15,000 to \$19,999 | 60 | 3% | \$ 47,835 | 0 | 0% |
| \$20,000 to \$24,999 | 104 | 6% | \$ 73,539 | 7 | 4% |
| \$25,000 to \$34,999 | 133 | 8% | \$ 120,662 | 17 | 9% |
| \$35,000 to \$49,999 | 332 | 19% | \$ 197,773 | 30 | 16% |
| \$50,000 to \$74,999 | 447 | 25% | \$ 304,873 | 43 | 23% |
| \$75,000 to \$99,999 | 181 | 10% | \$ 404,832 | 72 | 39% |
| \$100,000 to \$149,999 | 207 | 12% | \$ 604,750 | | |
| \$150,000 or more | 105 | 6% | \$ 605,000 | 16 | 9% |
| Total: | 1,767 | 100% | | 185 | |

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 3

Affordable Dwelling Units

The opportunities to provide and encourage affordable housing development are extremely limited in the City: land is scarce and the cost of land is development prohibitive. In order to increase the affordable housing stock, the City enacted an inclusionary zoning ordinance in 2000 wherein the City can offer up to a 20% density increase to residential developments in exchange for up to 12.5% of the units designated as affordable to households earning between 50% and 80% of the HUD area median income. In addition, the City enacted a Special Exception zoning ordinance that allows the City to negotiate with developers for affordable units within any new residential (particularly mixed-use) developments. Low- and moderate-income households that are first-time homebuyers have the opportunity to purchase four units at The Byron, a new 90 unit mixed use condominium development, as well as eight units at The Spectrum, a new 191-unit mixed use condominium development that is being constructed in 2005. The City also approved the Simon Pearson Square development, which includes 15 affordable dwelling units in a 231-unit mixed-use condominium development.





HOUSING NEEDS

PUBLIC & ASSISTED HOUSING NEEDS

The City of Falls Church does not have public housing and it does not have the legal right of a housing authority to own or operate public housing. Historically, the City has not supported public housing within the jurisdiction.

Section 8 Housing Choice Vouchers

As of October 2004, 52 households within the City receive a rent subsidy through the federal Section 8 Housing Choice Voucher (HCV) program. Fairfax County Redevelopment and Housing Authority (FCRHA) administers the Housing Choice Voucher program on behalf of the City of Falls Church.

Through this program, low- and moderate-income households pay no more than 30% of their monthly income towards rent and the county (using HUD funds) pays the other portion. Persons with HCVs may live at any privately owned rental home, provided the home is safe, meets local housing quality standards, does not exceed rent limits and the owner is willing to accept voucher payments. Within the City, HCV participants are primarily concentrated in two multifamily developments.

The waiting list for the Housing Choice Voucher program opened in April 2004 after being closed for nearly two years. As of October 2004, there were approximately 48 City households on the HCV waiting list. The waiting list included persons who currently live or work in the City and meet the income requirements. Priority on the list is given to families in which the head of household works at least 30 hours per week; is elderly or disabled, and that pays more than 30% of their income for rent and utilities for the past 90 days.

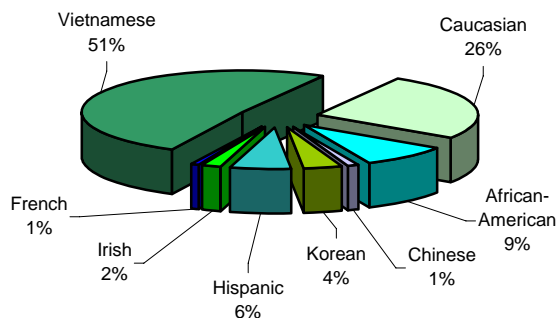
The FCRHA provides Housing Choice Voucher rental assistance payments to over 3,000 families living throughout the three service areas. The waiting list for this housing is long; only 10% of families of the 6,857 on the waiting list are served each year. The largest need for participants in the rental assistance program is for affordable housing.

Assisted Housing

Assisted housing refers to housing, primarily rental, that receives some type of Federal subsidy or mortgage assistance. Within the City of Falls Church, there is one assisted housing complex, Winter Hill Apartments. Winter Hill Apartments is an 80-unit rental complex for low-income elderly and disabled households. The average age of residents of Winter Hill is 72 years. As noted in the chart below, the resident population reflects a diversity that is not seen throughout the City, with a significant number of Vietnamese households.

Residents of Winter Hill receive a rental subsidy through the HUD Housing Assistance Payments (HAP) program. The HAP program enables residents to pay no more than 30% of their monthly income for rent; HUD pays the other portion. In 2004, the rent at Winter Hill Apartments was \$844; the average rent paid by the residents was \$191.

Winter Hill - Ethnicity/Race of Tenants



Source: Winter Hill Management Staff, July 2004



HOUSING NEEDS

SPECIAL NEEDS HOUSING

During the July 31, 2004, Community Needs Forum, members of the community identified the following special housing needs:

- Emergency homeless shelters
- Permanent housing and services for persons with special needs
- Holistic approach to serving persons who are chronically homeless
- City staff should work directly with homeless shelter & transitional housing providers, especially for follow-up with persons who recently left such housing
- Expand local definition of homelessness to include persons who may not have had a residence (ever) in the City of Falls Church
- Identify permanent housing for winter months for chronically homeless
- Identify a long-term solution for Winter Shelter because City could end lease at any time
- Activate public/private homeless service partnerships identified in the 2000 Homeless Needs report

The following section incorporates these comments and provides supporting data on persons with special housing needs.



Homeless Individuals & Families

The Metropolitan Washington Council of Governments (COG) Homeless Services Planning and Coordinating Committee conducts a “Homeless Enumeration for the Washington Metropolitan Region.” The annual report tracks the number of persons found on the streets, in emergency shelters, in transitional and permanent supportive housing, or otherwise homeless and in need of help to obtain safe shelter. These data represent persons served by what is commonly called the “Continuum of Care” for homeless persons, including outreach to those who are living on the streets. The COG enumeration takes a point-in-time snapshot of persons served by that Continuum of Care, including those persons who are now living in permanent supportive housing created with local or federal funds used to end the homelessness of persons with disabilities and special needs. Although the study does not discretely enumerate the number of homeless individuals and families in the City of Falls Church, (it combines Falls Church with Fairfax County & Fairfax City) it provides a specific look at homelessness in the community and surrounding the City.

As of January 2004, there were 1,700 homeless families and individuals in the Falls Church/Fairfax County/City area. The table below illustrates the extent of homelessness in the region. This includes 615 individuals and 1,085 families.

Homeless Families & Individuals by Regions

| A New Baseline for Tracking Literally and Permanently Supported Homeless | | | | | | | | | | |
|--|--------------------|---------|---------------------|--------------------------------|---------|---------------------|------------------|------------------------------|---------|---------------------|
| | Literally Homeless | | | Permanently Supported Homeless | | | Overall Homeless | Percent in Permanent Housing | | |
| | All | Singles | Persons in Families | All | Singles | Persons in Families | | All | Singles | Persons in Families |
| District of Columbia | 6,105 | 3,553 | 2,552 | 2,148 | 1,464 | 684 | 8,253 | 26.0% | 17.7% | 8.3% |
| Montgomery County | 1,036 | 500 | 536 | 464 | 172 | 292 | 1,500 | 30.9% | 11.5% | 19.5% |
| Prince Georges County | 1,111 | 482 | 629 | 260 | 153 | 107 | 1,371 | 19.0% | 11.2% | 7.8% |
| Alexandria | 414 | 213 | 201 | 35 | 25 | 10 | 449 | 7.8% | 5.6% | 2.2% |
| Arlington County | 408 | 279 | 129 | 0 | 0 | 0 | 408 | 0.0% | 0.0% | 0.0% |
| Fairfax County/City & Falls Church | 1,700 | 615 | 1,085 | 226 | 198 | 28 | 1,926 | 11.7% | 10.3% | 1.5% |
| Loudoun County | 92 | 36 | 56 | 8 | 6 | 2 | 100 | 8.0% | 6.0% | 2.0% |
| Prince William County | 520 | 157 | 363 | 10 | 10 | 0 | 530 | 1.9% | 1.9% | 0.0% |
| In the Region | 11,386 | 5,835 | 5,551 | 3,151 | 2,028 | 1,123 | 14,537 | 21.7% | 14.0% | 7.7% |

Source: MWCOG, “Homeless Enumeration 2004”

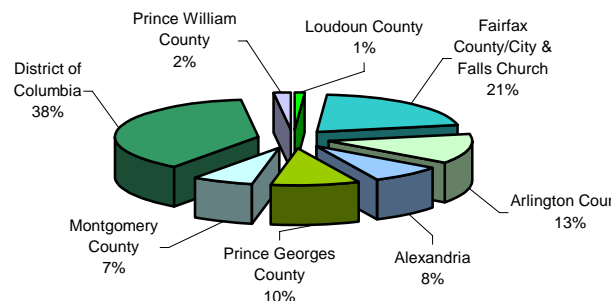


HOUSING NEEDS

The distinction among “literally homeless” and “permanently supported homeless” is that those permanently supported homeless families are in housing specifically targeted for homeless families. The literally homeless are those who do not have shelter for any period of time. As noted in the chart on the right, the “unsheltered adults” homeless population is significant within the Falls Church/Fairfax County/City region.

The Fairfax-Falls Church Continuum of Care system includes homeless services for persons in the Cities of Fairfax and Falls Church. Specifically, the Fairfax-Falls Church Continuum of Care system provides all of the fundamental components of prevention, outreach, intake and assessment, transitional housing with necessary support and rehabilitative services, and permanent housing or permanent supportive housing. Although the full complement of services has been developed, capacity remains an issue. Homeless individuals are still turned away from shelters that are full, and there are significant waiting lists for housing, treatment, and other support service programs.

Distribution of Unsheltered Single Adults = 857



Source: MWCOG, “Homeless Enumeration 2004”

Similarly, the Fairfax-Falls Church Continuum of Care network of services, providers, and public service entities provides a “Point in Time Survey” that counts the number of homeless persons within Fairfax County and the City of Falls Church and indicates the specific service need on a particular date.

The data from the 2004 “Continuum of Care Point in Time Survey,” conducted on January 21, 2004 and submitted by the City of Falls Church, indicates that there were five homeless persons in the City of Falls Church. The table below notes the information collected on the homeless population recorded in the “2004 Point in Time Survey.”

2004 Homeless Individual Counts January 21, 2004 “Point in Time Survey”

| Case # | Employed | Gender | Housing Needs | Chronic Homeless | Diagnosis | Service(s) Need | Service(s) Receiving |
|--------|----------|--------|-------------------|------------------|-----------------------|---|----------------------|
| 1 | No | F | Emergency Shelter | Yes | Severe Mental Illness | Housing Services; Mental Health Treatment | Case Mgmt. |
| 2 | No | F | Emergency Shelter | Yes | Severe Mental Illness | Housing Services; Job Training; Mental Health Treatment | Case Mgmt. |
| 3 | No | M | Emergency Shelter | Yes | Severe Mental Illness | Housing Services; Job Training. Mental Health Treatment | Case Mgmt. |
| 4 | No | M | Emergency Shelter | - | - | - | - |
| 5 | No | F | Emergency Shelter | - | - | - | - |

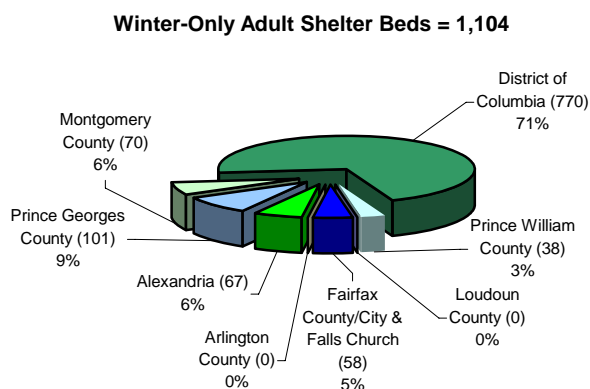
Source City of Falls Church, Housing & Human Services Division, 2004 “Point in Time Survey.”



HOUSING NEEDS

Emergency Shelter Statistics

Homelessness is exacerbated during the winter months, and many of the region's resources, including the City's, are devoted to providing emergency winter shelter. The chart below illustrates the availability of winter-only adult shelter beds.



Source: MWCOC, "Homeless Enumeration 2004"

The City of Falls Church has one emergency winter shelter that provides shelter from October through March each year. The 12-bed shelter is open to adults, with 10 beds available for men and two for women. The shelter operates as an overflow shelter; if all other beds at Bailey's Shelter are full, adults may be referred to the Falls Church Emergency Winter Overflow Shelter. During the winter of 2003-2004, there were 68 adults who spent the night in the Shelter - 61 males and 7 females. On average, there were 10 residents at the shelter that stayed about 19 nights.

Approximately 21 persons (30%) were employed while they were staying at the shelter, and the majority of shelter residents receive income from at least one source.

Emergency Winter Shelter: December 2003 – March 2004 Income Data (Unduplicated data)

| Income Residents | Number |
|------------------------------|--------|
| Moderate-Income Residents | 5 |
| Low-Income- Residents | 21 |
| Extreme Low-Income Residents | 16 |
| No Income | 26 |

Mental health or substance abuse issues are common among the homeless population. Approximately 51% of the residents at the Shelter had mental health illnesses or substance abuse issues. While diagnosing mental or substance abuse problems is critical, the continuum of care to help homeless individuals move to permanent housing involves providing services. Although more than 79% of the shelter residents pursued referrals to other service providers, none of the residents of the Winter Shelter enrolled in substance abuse treatment.

When residents of the shelter leave, the next housing choice may be transitional or permanent housing. By the end of the winter of 2004, 17 shelter residents found permanent or other shelter housing; approximately 23% of residents found a regular shelter bed and one resident moved on to permanent housing.

Emergency Winter Shelter: December 2003 – March 2004 Shelter Resident Disposition Data (Unduplicated data)

| After shelter, residents left for.... | Number |
|---------------------------------------|--------|
| Destination Unknown | 51 |
| Family | 0 |
| Permanent Housing | 1 |
| Regular Shelter Bed | 16 |
| Substance Abuse Treatment | 0 |

Homeless Subpopulations

According to the COG homeless data collected in January 2004, there were 816 single adults and 325 families with children that were homeless in the Washington D.C. metropolitan area. The largest gap, and the greatest need in the Continuum of Care, continues to be the need for permanent affordable housing.



HOUSING NEEDS

Needs of Persons Threatened with Homelessness

Worst case housing needs: More than half of low-income households are paying more than 50% of their income for housing.

Households with “worst case housing needs” are renters who earn less than 50% of the area median income and pay more than 50% of their income for housing. According to data from the 2000 CHAS Data Report, of the 1700 renter households, there were 227 (59.2%) extremely low- and low-income households that had “worst case” housing needs. Further, one out of eight renter households had worst case housing needs. Comparably, 78% of extremely low-income households (households earning less than 30% of the median income) are paying more than 50% of their income for housing.

Worst Case Housing Needs

| Household Type | # of HH | % paying > 50% for housing | #of HH paying >50% for housing |
|-------------------------|---------|----------------------------|--------------------------------|
| Extremely low-income HH | 204 | 78.4% | 160 |
| Low-income HH | 179 | 37.4% | 67 |
| Total ELI and LI HH | 383 | 59.2% | 227 |

Earning a living wage that enables households to afford basic needs helps households eliminate worst case housing needs. Households with low wages are more likely to face eviction or have utility service terminated. According to data from the Housing & Human Services Division, there were 18 eviction-related calls in 2003 and 21 calls in 2002. Prior to 2002, there were only 5 eviction-related calls.

Non-Homeless Population with Special Needs

Within the City, there are families and individuals that require additional supportive services to help them maintain and access decent, safe, and affordable housing. This section describes the housing needs for these families.

Elderly and Frail Elderly Persons²

The housing needs for some elderly and frail elderly persons include affordable housing for a population that historically has limited income as well as housing that addresses their physical health needs. Affordable housing is critical; as nearly 46% of elderly renters and 12% of elderly owners have housing cost burdens. (See discussion of Renters).

The provision of affordable housing is only one component of addressing housing needs for the elderly. At some point, many elderly families will require housing that provides additional supportive services. According to the 2000 Census, there were 292 persons age 65 and over in the City with a self-care or mobility limitation, with nearly 200 persons indicating they had a mobility limitation.³

Elderly with Disabilities

| People 65 years and over with disabilities | Number | % |
|--|------------|---------------|
| Total | 745 | 100.0% |
| Sensory disability | 118 | 15.8% |
| Physical disability | 218 | 29.3% |
| Mental disability | 117 | 15.7% |
| Self-care disability | 95 | 12.8% |
| Go-outside-home disability | 197 | 26.4% |

Source: U.S. Census 2000, Table P.41

² Elderly households refer to persons age 65 and older; “frail elderly” households refers to those persons 62 years of age or older who are unable to perform at least three activities of daily living (ADLs).

³ Persons were identified as having a mobility limitation if they had a health condition that lasted more than six months and which made it difficult to go outside the home alone. Persons were identified as having a self-care limitation if they had a health condition that lasted for six or more months and which made it difficult to take care of their own personal needs. Health conditions may be either physical or mental. Temporary health problems are not included.



HOUSING NEEDS

Elderly rental households with housing burdens need affordable housing; elderly owners with housing cost burdens will require financial assistance in order to maintain housing or provide other basic needs. It is important to note, however, that the calculation of elderly worst case housing needs does not take into account the availability of assets (e.g., investments, real estate) that elderly households are able to access.

Non-Elderly Disabled Population

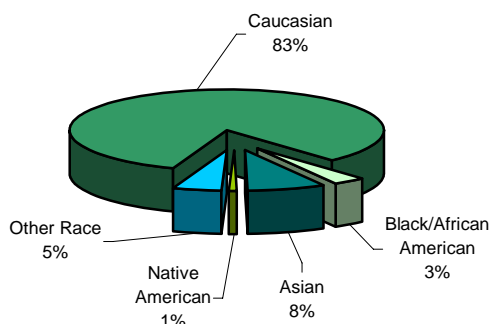
Increasingly, non-elderly disabled families are finding it difficult to obtain services or housing that meet their needs. Data from the 2000 Census indicates that there are 1,026 persons in the City who indicated that they have a disability. It is important to note that all persons with a disability do not require specialized housing.

Persons with Disabilities

| People 16 to 64 years with disabilities | Number | Percent |
|---|--------------|---------------|
| Total | 1,026 | 100.0% |
| Sensory disability | 140 | 13.6% |
| Physical disability | 197 | 19.2% |
| Mental disability | 126 | 12.3% |
| Self-care disability | 45 | 4.4% |
| Go-outside-home disability | 132 | 12.9% |
| Employment disability | 386 | 37.6% |

Source: P41 Age by Types of Disability for the Civilian Non-institutionalized Populations 5 Years and Over with Disabilities, U.S. Census 2000

People With Disabilities by Ethnicity



Source: U.S. Census 2000

Persons with Alcohol/Drug Addition & Substance Abuse/Mental Illness

The City of Falls Church contracts with the Fairfax-Falls Church Community Services Board (CSB) for the provision of services to persons with mental illnesses, drug & substance abuse issues, and mental retardation. The following tables provide information about this population. Among those persons served by the CSB, approximately 41% were female.

Community Service Board Services Population – Fiscal Year 2004

| Service Type | # of Residents Receiving Service |
|----------------------|----------------------------------|
| Alcohol & Drug Abuse | 71 |
| Mental Health | 46 |
| Mental Retardation | 33 |

Source: Community Services Board, Fiscal Year 2004 Report

Community Service Board Age of Residents Served – Fiscal Year 2004

| Age Group | % of Persons within age group |
|-------------|-------------------------------|
| 13 to 22 | 25% |
| 23 or older | 63% |
| 23 to 59 | 57% |
| 60 or older | 60% |

Source: Community Services Board, Fiscal Year 2004 Report

Persons with HIV/AIDS or related diseases

According to the 2002 Whitman-Walker Clinic HIV/AIDS Statistics, there were 1,973 persons living with AIDS in Northern Virginia; the number of persons living with HIV is 2,164. The Whitman-Walker Clinic provides housing counseling on budgeting money, rental information, and offers special housing programs available for persons with HIV/AIDS on fixed or low incomes.

Among Falls Church City residents, there are 33 persons living with HIV/AIDS. According to 2004 data from the Whitman Walker Clinic, the highest service request is for health services, although a variety of non-health services are also offered. The majority of these residents are between 30 and 49 years old, are Caucasian, and earn less than \$30,000 annually. Two-thirds of all of these residents live alone.



HOUSING NEEDS

LEAD-BASED PAINT HAZARDS

During the period of 2000 to the present, the City (via the Fairfax County Health Department) has had no childhood lead intoxication cases that can be attributed to lead based paint. The Department does not track lead based paint poisoning cases in adults. In the timeframe referenced, there was one reported complaint regarding lead-based paint in housing and the lead was abated.

The detrimental health effects of exposure to lead-based paint hazards are numerous and result in any of the following: IQ reductions; learning disabilities; decreased attention span; and behavioral problems. Although lead-based paint was banned after 1978, there are still a number of homes in the City that were constructed prior to 1978 that may have lead hazards. Sources of lead-based paint hazards include:

- Lead dust
- Lead released from paint as a result of:
 - Deterioration (e.g., on exterior walls)
 - Abrasion (e.g., on windows, floors, stairs)
 - Impact (e.g., from doors)
 - Disturbance (e.g., during painting or rehabilitation).
- Unsafe rehabilitation and demolition practices increase lead hazards.

Title X Requirements⁴

The Residential Lead-Based Paint Hazard Reduction Act of 1992 focuses on the reduction of hazards, risk assessment, and prevention. Virtually all HUD programs are covered by Title X, which mandates that jurisdictions address the following areas of concern when using federal assistance for housing activities.

Hazards: “Hazard” means any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible or friction surfaces. Contaminated dust is considered the most common pathway of childhood exposure to lead. Lead-based paint hazards do not include intact lead-based paint, which is not on a chewable, impact or friction surface.

Risk assessment and interim controls: Risk assessment requires on-site analysis to determine existence, nature, severity, and location of lead hazards. Interim controls are put into place and focus on measures that reduce human exposure to contaminated dust associated with the presence of lead-based paint.

Clearance Testing: Clearance involves testing settled dust for lead contamination after hazard control work; it ensures that fine particles of lead in dust have been cleaned up.

Prevention, as well as treatment: Reduction of hazards before a health problem occurs is critical. The age of housing stock is an acceptable basis for estimating the location of dwellings with lead-based paint. Title X does not rely on children with elevated blood lead-levels (EIBLLs) as a means of locating dwellings in need of abatement or lead hazard reduction.

Resources for Reporting Lead Poisoning:
Fairfax County Health Department
Community Health and Safety Section (CHS)
10777 Main Street
Fairfax, VA 22030
703-246-2300

⁴ Summarized as referenced in the City of Bakersfield Consolidated Plan, 2000-2005.